

ORDINANCE NO. 030814-38

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7415 BRODIE LANE FROM SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT, RURAL RESIDENCE (RR) DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT FOR TRACTS ONE AND TWO AND RURAL RESIDENCE (RR) DISTRICT FOR TRACT THREE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-02-0085, on file at the Neighborhood Planning and Zoning Department, as follows:

Tracts One and Two: From single family residence small lot (SF-4A) district to neighborhood office-conditional overlay (NO-CO) combining district.

A 7.353 acre tract of land, more or less, out of the Theodore Bissell League 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

A 0.689 acre tract of land, more or less, out of the Theodore Bissell League 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From rural residence (RR) district to rural residence (RR) district.

A 1.564 acre tract of land, more or less, out of the Theodore Bissell League 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

locally known as 7415 Brodie Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property identified as Tracts One and Two within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the property may not be approved, released, or issued, if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. A 50-foot wide vegetative buffer shall be provided and maintained along the south property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 25, 2003.

PASSED AND APPROVED

_____, August 14, 2003

§
§
§

Will Wynn
Mayor

APPROVED:

Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
City Clerk

THEODORE BISSELL LEAGUE 18
KENDALL COUNTY, TEXAS

314-01-0080
80-00-000000-01
Tract 1

7.353 AC

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE THEODORE BISSELL LEAGUE 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 2.5 ACRE TRACT OF LAND AND THAT CERTAIN 7.5 ACRE TRACT OF LAND CONVEYED TO JOE W. McDANIEL AND WIFE, RUTH McDANIEL IN VOLUME 2016, PAGE 408 AND VOLUME 2054, PAGE 486, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 7.353 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found in the new easterly right-of-way line of Brodie Lane, an existing public right-of-way of varied width, said new right-of-way line described in that certain deed of record in Volume 9164, Page 906 of said Deed Records, same point being at the beginning of a curve at the intersection of said Brodie Lane and the southerly right-of-way line of Paisano Trail, an existing 40' right-of-way, for the northwest corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the northerly line of the herein described tract, the following four (4) courses and distances numbered 1 through 4,

1. following the new right-of-way line as described in said Volume 9164, Page 906, with a curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears N72°58'53"E, a distance of 21.21 feet to an iron pin found at the end of said curve,
2. S61°41'36"E, 1.78 feet to an iron pin found,
3. N28°18'24"E, 7.47 to an iron pin found in the north line of said 7.5 acre McDaniel tract, same being the south line of said Paisano Trail,
4. following said line, S62°53'24"E, 430.54 feet to a point, for the most northerly northeast corner of the herein described tract,

THENCE, leaving said right-of-way line, following a line over and across said McDaniel tract, the following two (2) courses and distances numbered 1 and 2,

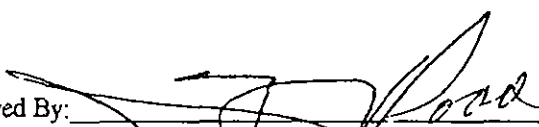
1. S04°43'43"W, 297.00 feet to a point,
2. S52°00'44"E, 277.20 feet to a point in the east line of said 7.5 acre McDaniel tract, same being the west line of that certain tract of land conveyed to Don A. & Sylvia S. Tarver in Volume 11473, Page 998 of said Deed Records, for the most easterly northeast corner of the herein described tract,

THENCE, following the common property line of said McDaniel tract and said Tarver tract, S27°55'56"W, 172.74 feet to an iron pin found at the southeast corner of said 7.5 acre McDaniel tract, same point being in the northerly line of Southampton Section Two, a subdivision of record in Book 77, Page 288, Travis County, Texas Plat Records, for the southeast corner of the herein described tract,

THENCE, following the southerly line of said 7.5 acre and 2.5 acre McDaniel tracts, same being the northerly line of said Southampton Section Two and the northerly line of Southampton Section One, a subdivision of record in Book 76, Page 79 of said Plat Records, N62°54'47"W, 837.82 feet to an iron pin found in the new right-of-way line of said Brodie Lane, for the southwest corner of the herein described tract,

EXHIBIT "A"

THENCE, following the new right-of-way line as described in said Volume 9164, Page 906, N27°59'01"E, 477.85 feet to the **POINT OF BEGINNING** containing 7.353 Acres Of Land.

Surveyed By: 

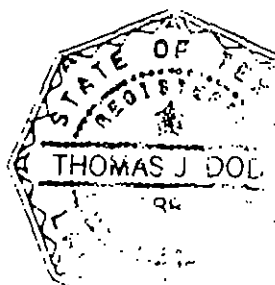
Thomas J. Dodd ~ R.P.L.S. No. 1882

CARLSON ENGINEERING AND ASSOCIATES, INC.

3401 Slaughter Lane West

Austin, Texas, 78748

Ph: (512) 280-5160 Fax: (512) 280-5165



C14-11-082
 At-Large Council District
 Term 2

FIELD NOTES

BEGINNING, at an iron pin found in the southerly right-of-way line of Paisano Trail, an existing 40' right-of-way, same point being the northeast corner of said 7.5 acre tract and the northwest corner of that certain 7.53 acre tract of land conveyed to Don A. & Sylvia S. Tarver in Volume 11473, Page 998 of said Deed Records, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, leaving the east line of said 7.5 acre McDaniel tract, the following two (2) courses and distances numbered 1 and 2,

1. N71°42'00"W, 82.85 feet to a point,
2. N47°23'14"W, 103.90 feet to a point, for the southwest corner of the herein described tract,

THENCE, following said right-of-way line S62°53'24"E, 169.47 feet to the **POINT OF BEGINNING** containing 0.689 of an Acre Of Land.

Thomas J. Dodd ~ R.P.L.S. No. 1882
CARLSON ENGINEERING AND ASSOCIATES, INC.
 3401 Slaughter Lane West
 Austin, Texas, 78748
 Ph: (512) 280-5160 Fax: (512) 280-5165

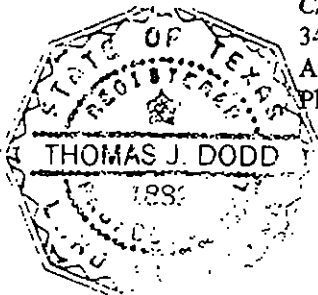


EXHIBIT "B"

RE: Deed Record
1.564 ac-

FIELD NOTES

Tract
1.564 ac
RE: Deed Record

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE THEODORE BISSELL LEAGUE 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 7.5 ACRE TRACT OF LAND CONVEYED TO JOE W. McDANIEL AND WIFE, RUTH McDANIEL IN VOLUME 2054, PAGE 486, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.564 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found in the southerly right-of-way line of Paisano Trail, an existing 40' right-of-way, at the northeast corner of said 7.5 acre McDaniel tract point, for a Point of Reference,

THENCE, following said right-of-way line, N62°53'24"W, 169.47 feet to a point, for the most northerly northeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, leaving said right-of-way line, following a line over and across said McDaniel tract, the following three (3) courses and distances numbered 1 through 3,

1. S32°41'26"W, 153.60 feet to a point,
2. S47°23'14"E, 103.90 feet to a point,
3. S71°42'00"E, 82.85 feet to a point in the east line of said McDaniel tract, same being the west line of that certain tract of land conveyed to Don A. & Sylvia S. Tarver in Volume 11473, Page 998 of said Deed Records, for the most easterly northeast corner of the herein described tract,

THENCE, following the common property line of said McDaniel tract and said Tarver tract, S27°55'56"W, 159.00 feet to a point, for the southeast corner of the herein described tract,

THENCE, leaving said line, following a line over and across said McDaniel tract, the following two (2) courses and distances numbered 1 and 2,

1. N52°00'44"W, 277.20 feet to a point,
2. N04°43'43"E, 297.00 feet to a point in the southerly right-of-way line of said Paisano Trail, for the northwest corner of the herein described tract,

THENCE, following said right-of-way line, S62°53'24"E, 220.53 feet to the **POINT OF BEGINNING** containing 1.564 Acres Of Land.

Surveyed By:

Thomas J. Dodd - R.P.L.S. No. 1882
CARLSON ENGINEERING AND ASSOCIATES, INC.
3401 Slaughter Lane West
Austin, Texas, 78748
Ph: (512) 280-5160 Fax: (512) 280-5165

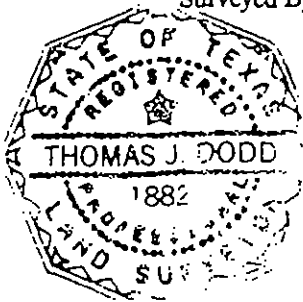


EXHIBIT "C"

EXHIBIT MAP

SCALE: 1"=100'

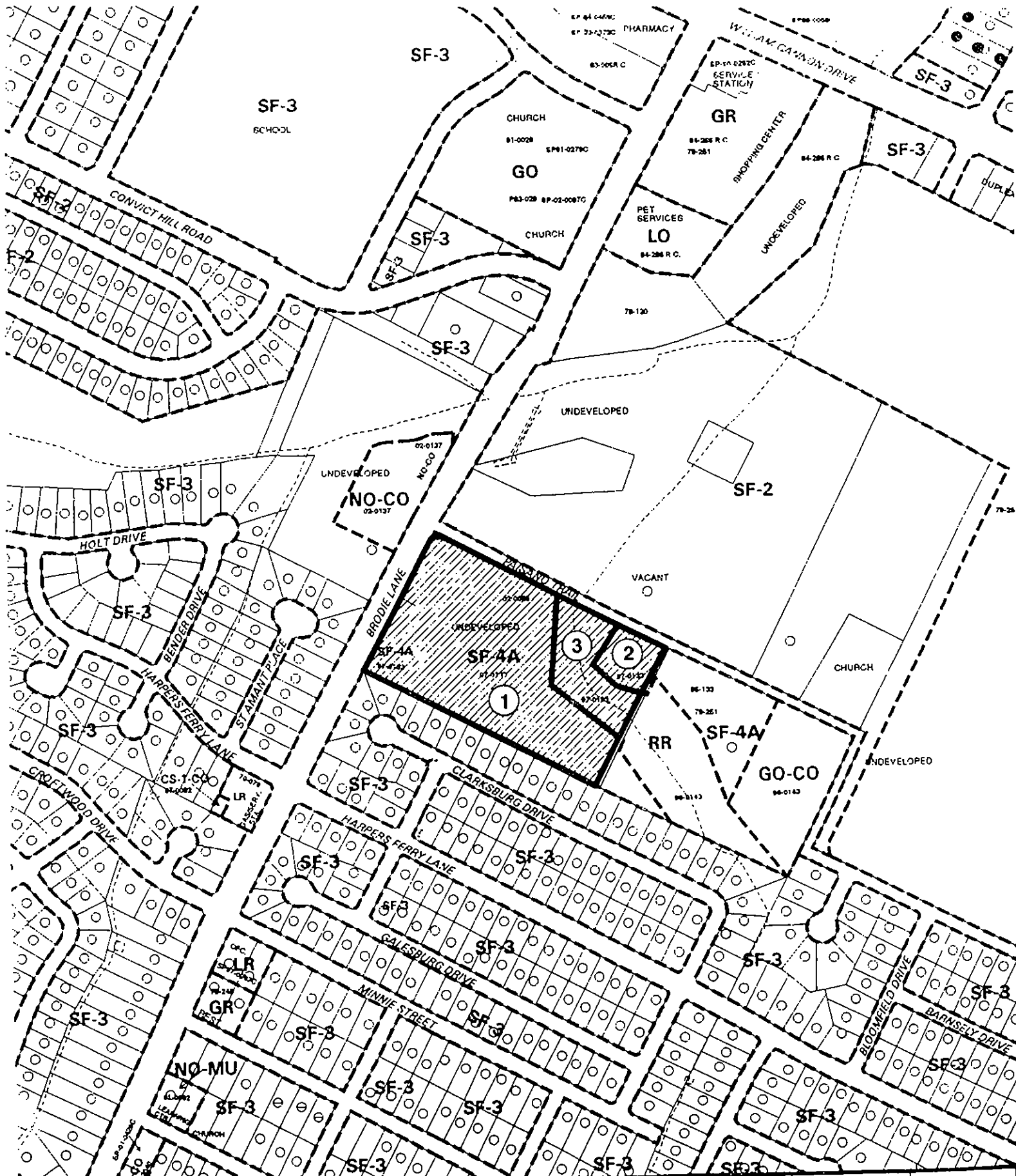
PAISANO TRAIL





BRODIE LANE

0.689 AC.

1.564 AC.

7.353 ACRES



<p>  SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: W. WALSH </p>	<p align="center"> ZONING EXHIBIT D </p> <p> CASE #: C14-02-0085 ADDRESS: 7415 BRODIE LANE SUBJECT AREA (acres): 9.806 </p>	<p> DATE: 03-07 INTLS: TRC </p>	<p> CITY GRID REFERENCE NUMBER E17 </p>
---	---	---	--